

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: July 6, 2017**

**Board of Commissioners Hearing Date: July 18, 2017**

**Date Distributed/Mailed Out: May 12, 2017**

**STAFF COMMENTS DUE DATE: June 2, 2017**



*Cobb County... Expect the Best!*



**APPLICANT:** Bobby L. Terrell  
**PHONE #:** (404) 643-0505 **EMAIL:** cherokeerealty@bellsouth.net  
**REPRESENTATIVE:** Bobby L. Terrell  
**PHONE #:** (404) 643-0505 **EMAIL:** cherokeerealty@bellsouth.net  
**TITLEHOLDER:** James F. Brown and Charles B. Pharr

**PROPERTY LOCATION:** East side of Canton Road, north of  
Chastain Corner, and at the western terminus of Noonday Drive  
(3600 Canton Road)

**ACCESS TO PROPERTY:** Canton Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-31

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** NS

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Retail

**SIZE OF TRACT:** 0.96 ac

**DISTRICT:** 16

**LAND LOT(S):** 349,372

**PARCEL(S):** 21,22

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3





Application No. Z-31  
July 2017

## Summary of Intent for Rezoning

### Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Retail
- b) Proposed building architecture: Existing
- c) Proposed hours/days of operation: 9AM 6 PM
- d) List all requested variances:

1. Shed on Back of Property
2. Paved Parking in Abandoned R/W of Noonday Drive

### Part 3. Other Pertinent Information (List or attach additional information if needed)

Use Existing Residential Bld  
For Retail

### Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO



**APPLICANT:** Windy Hill Self Storage, LLC

**PHONE #:** (678) 713-1257 **EMAIL:** mcooke@mtc-corp.net

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE #:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

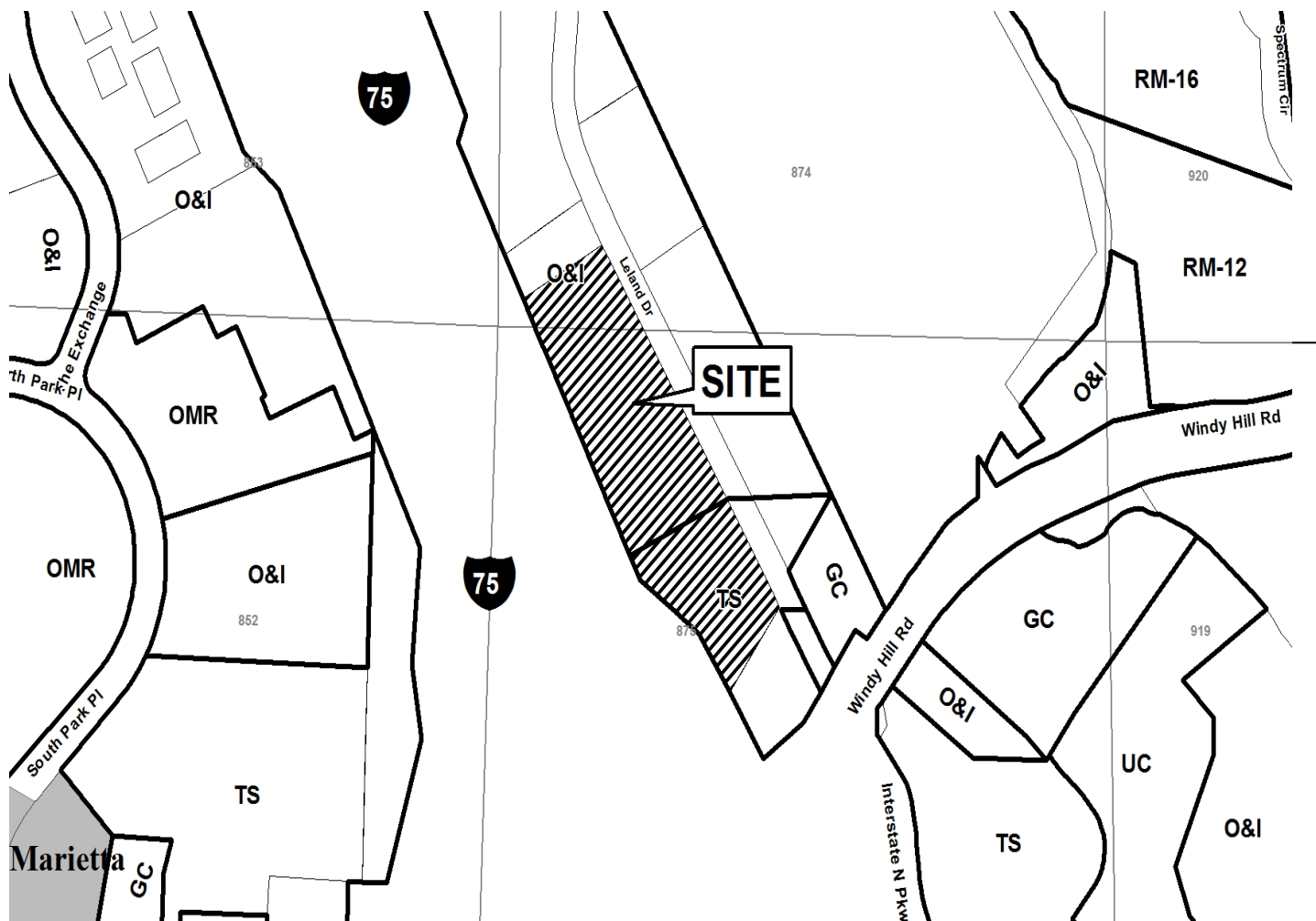
**TITLEHOLDER:** Unique Hotel, LLC

**PROPERTY LOCATION:** West side of Leland Drive, east side of  
I-75, north of Windy Hill Road

**ACCESS TO PROPERTY:** Leland Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT



**PETITION NO:** Z-32

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** O&I and TS

**PROPOSED ZONING:** RRC

**PROPOSED USE:** Climate Controlled  
Self-Service Storage Facility

**SIZE OF TRACT:** 3.96 ac

**DISTRICT:** 17

**LAND LOT(S):** 874,875

**PARCEL(S):** 9

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2



Application No. Z- 32  
July 2017

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_  
\_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Climate Controlled Self Service Storage Facility ("CCSSSF")
- b) Proposed building architecture: Four-sided brick with cementitious accents.
- c) Proposed hours/days of operation: The hours of operation shall be from 8:00 a.m. until 6:00 p.m. Monday - Saturday and from 1:00 p.m. until 6:00 p.m. on Sundays.
- d) List all requested variances: A waiver of the setback on I-75 from 30' to 10' and a waiver on the minor side setback from 15' to 5'.  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

The subject property is located within the confines of a Regional Activity Center ("RAC") under Cobb County's Future Land Use Map which contemplates the type of use sought.  
Moreover, the subject property has direct contiguity to I-75 and direct contiguity to existing commercially-zoned properties and uses.  
.....

**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No.  
\_\_\_\_\_  
\_\_\_\_\_





**APPLICANT:** Durvijai Persaud

**PHONE #:** (619) 253-6590 **EMAIL:** Dpersaud88@icloud.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE #:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** Durvijai Persaud

**PROPERTY LOCATION:** Northwest corner of Shallowford Road

and Shallow Farm Drive

(4801 Shallow Farm Drive)

**ACCESS TO PROPERTY:** Shallow Farm Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-33

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** PD

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Single-family Residences

**SIZE OF TRACT:** 0.677 acres

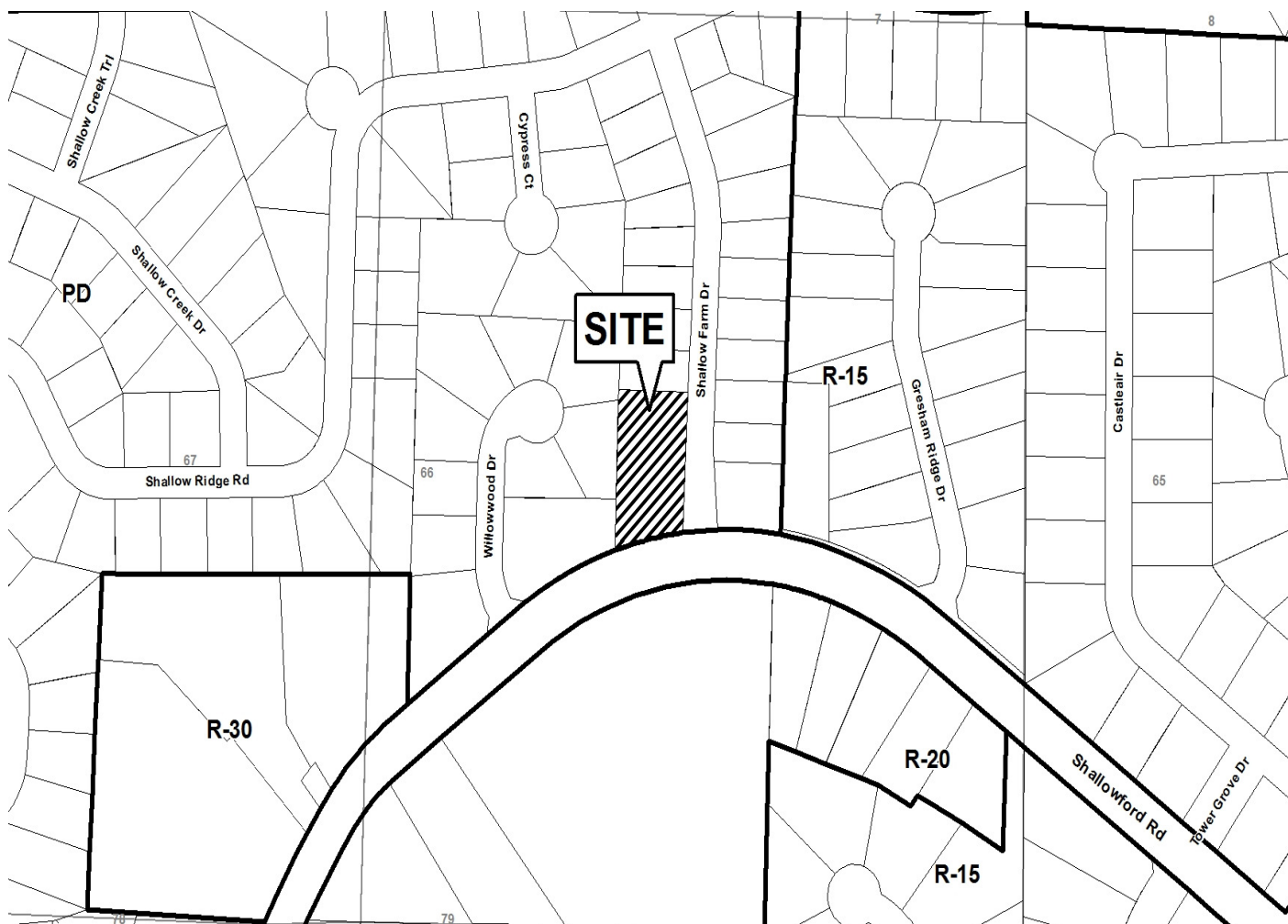
**DISTRICT:** 16

**LAND LOT(S):** 66

**PARCEL(S):** 25

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3



Application No. Z-33

PC Hearing: July 6, 2017  
BOC Hearing: July 18, 2017

## Summary of Intent for Rezoning \*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): 2,200 - 3,200 and greater
- b) Proposed building architecture: Traditional (renderings to be provided under separate cover)
- c) List all requested variances: Concurrent Variance to waive the minimum lot size from 15,000 square feet to 14,745 square feet on Tract A and to 14,746 square feet on Tract B. (Other Variances [if any] will be articulated during the pendency of the Rezoning Application.)

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

The subject property consists of the former recreation/amenity area of the Shallowford Village Subdivision which has been abandoned and unused for an extended period of time. The proposed lot sizes are consistent with the tenor of lot sizes within the PD Subdivision. Therefore, the subject property is generally consistent with the County's Future Land Use designation of 1 - 2.5 units per acre.

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time.

\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Z-34  
(2017)

FOR  
BURNS LANE PROPERTY  
COBB COUNTY, GEORGIA  
LAND LOTS 226 & 250 - 19TH DISTRICT

ZONING PLAN



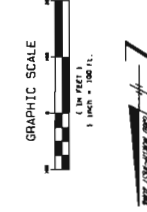
WAB  
WATTS & BRANNING ENGINEERS, INC.  
1100 BELLS PERRY ROAD  
MARIETTA, GA 30067  
770.421.1100  
WWW.WAB-ENGINEERS.COM

SCALE	1" = 100'
DATE	05/04/2017
DESIGNED BY	WAB
DRAWN BY	WAB
CHECKED BY	WAB
IN CHARGE	WAB
PROJECT	COBB CO. COMM. DEV. AGENCY
DATE	05/04/2017
SHEET NUMBER	1

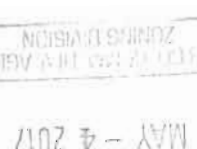
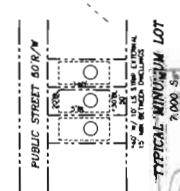
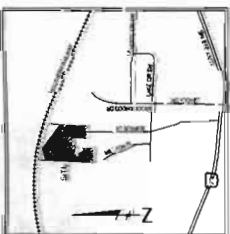
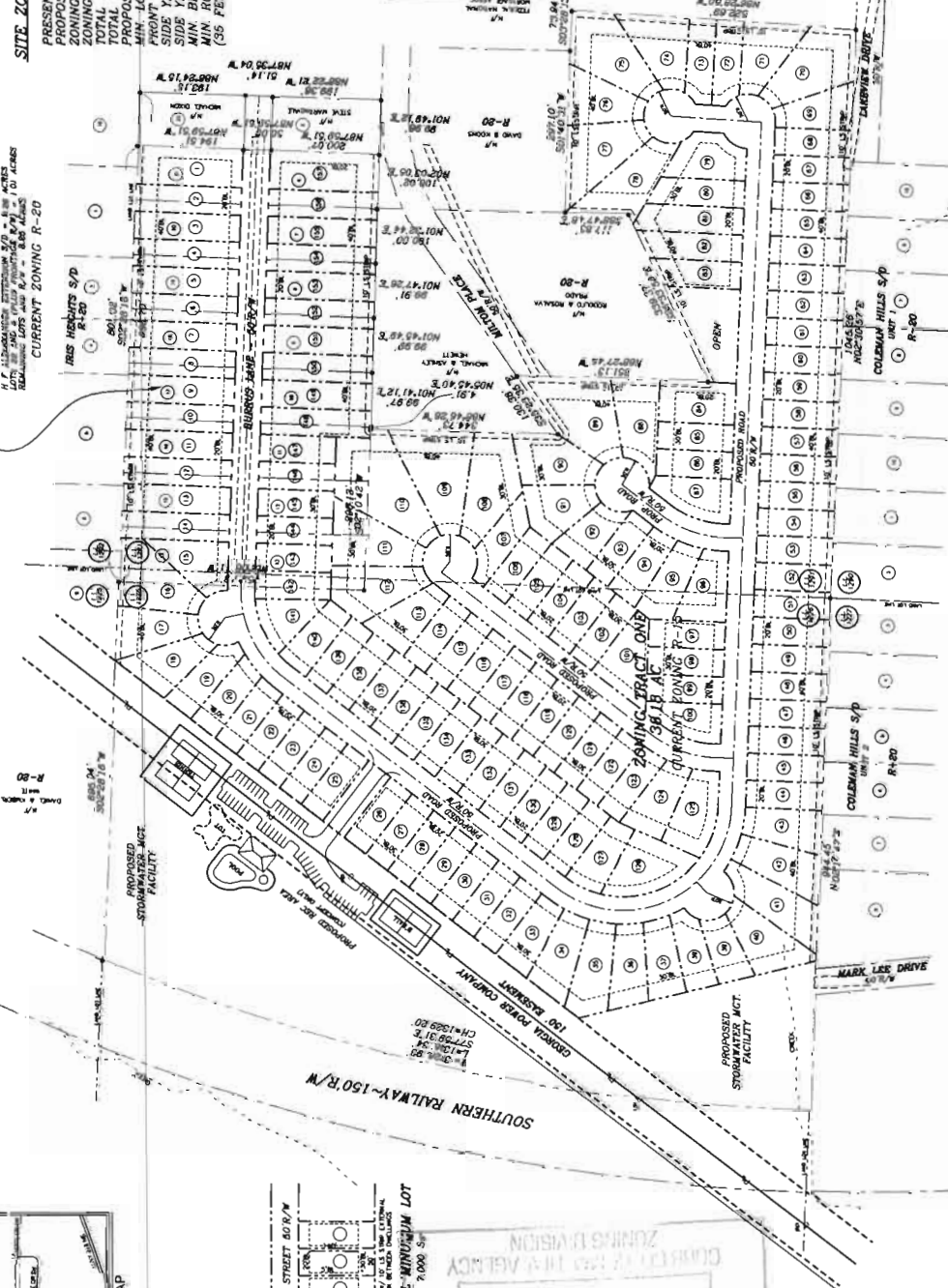
SITE ZONING DATA SUMMARY:

PRESENT ZONING = R-15 & R-20  
PROPOSED ZONING = RA-5  
ZONING TRACT ONE = 38.18 ACRES  
ZONING TRACT TWO = 8.25 ACRES  
TOTAL NO. OF LOTS = 157 LOTS/ACRE  
PROPOSED DENSITY = 3.38 LOTS/ACRE  
MIN. LOT SIZE = 7,000 SF  
FRONT YARD SETBACK = 20 FEET  
SIDE YARD SETBACK (INT) = 5 FEET  
SIDE YARD SETBACK (EXT) = 20 FEET  
MIN. BUILDING SETBACK = 5 FEET  
MIN. ROAD FRONTAGE = 50 FEET  
(35 FEET CUL DE SAC)

OWNER/DEVELOPER (PRIMARY)  
PERMITTEE  
WATTS & BRANNING ENGINEERS, INC.  
31 ATLANTA STREET  
MARIETTA, GA 30067  
ENGINEER  
WATTS & BRANNING ENGINEERS, INC.  
1100 BELLS PERRY ROAD  
MARIETTA, GA 30067  
CONTACT: (770) 421-1100



ZONING TRACT TWO - 8.25 ACRES  
11 F. ALLENDALE STREET S/D - 1.18 ACRES  
11 F. ALLENDALE STREET S/D - 1.18 ACRES  
11 F. ALLENDALE STREET S/D - 1.18 ACRES  
CURRENT ZONING R-20



REFERENCE DATA:  
1. TOPOGRAPHY INFORMATION PROVIDED BY  
COBB COUNTY G.I.S. (2' CONTOUR INTERVAL)  
2. BOUNDARY INFORMATION PROVIDED BY VMLS,  
INC., DATED 11/1/2004

**APPLICANT:** Josh Thompson

**PHONE #:** (770) 605-8882 **EMAIL:** Josh777@gmail.com

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE #:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** Barnes Land and Investments, LLC

**PROPERTY LOCATION:** Northern terminus of Burrus Lane,  
northwestern terminus of Milton Place and the northern terminus of  
Lakeview Drive, northeast of Veterans Memorial Highway

**ACCESS TO PROPERTY:** Burrus Lane

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-34

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** R-15, R-20

**PROPOSED ZONING:** RA-5

**PROPOSED USE:** Single-family Subdivision

**SIZE OF TRACT:** 46.43 acres

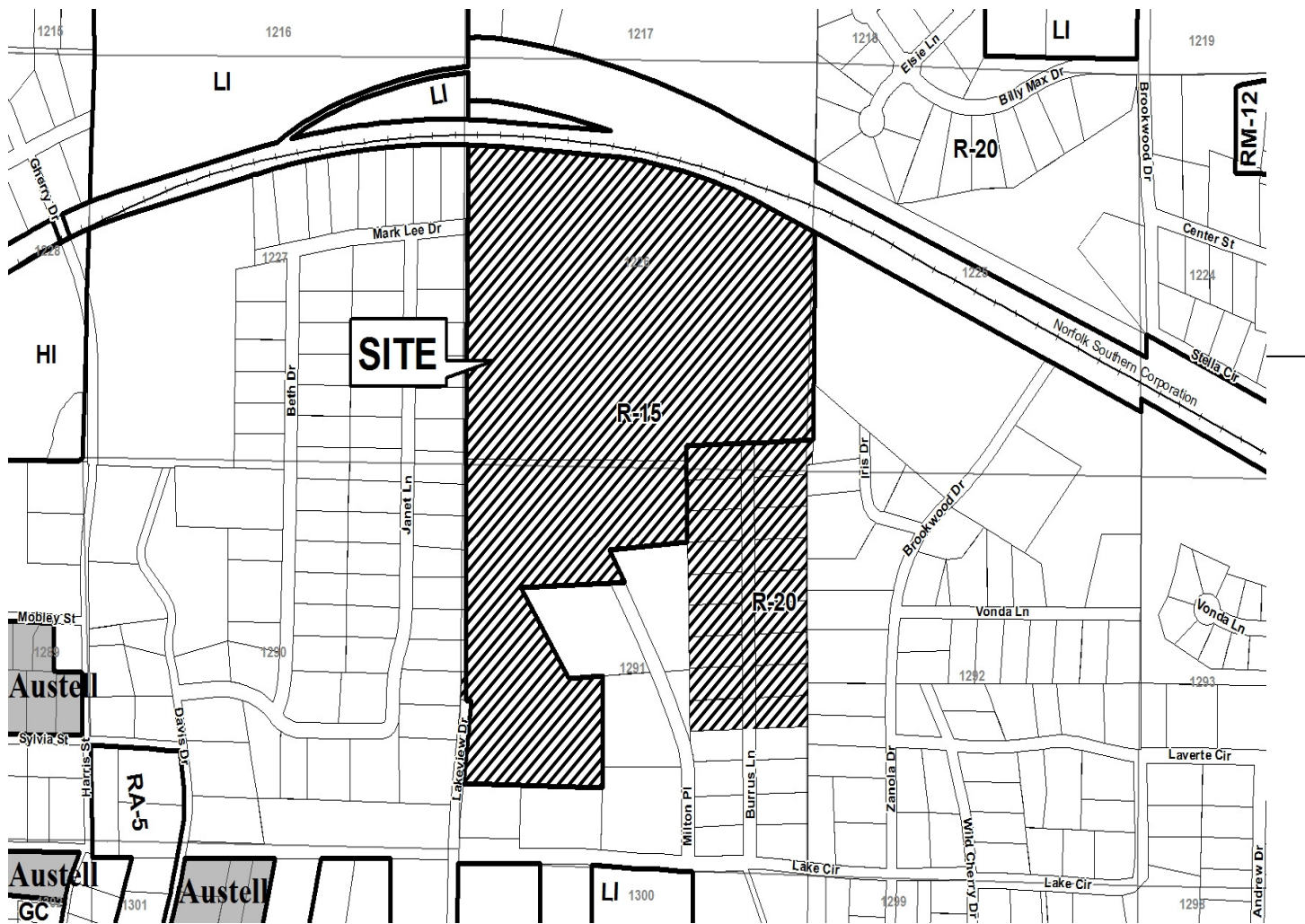
**DISTRICT:** 19

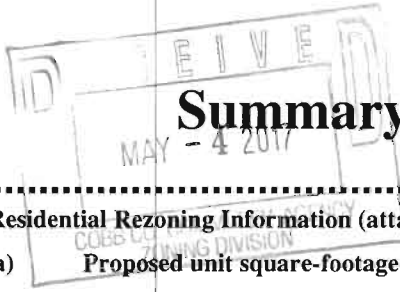
**LAND LOT(S):** 1226,1291

**PARCEL(S):** Multiple parcels in Zoning file

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





## Summary of Intent for Rezoning \*

### Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,500 - 3,500 square feet
- b) Proposed building architecture: Traditional (renderings to be provided under separate cover)
- c) List all requested variances: Waiver of maximum acreage requirement to 46.43 acres. Other Variances (if any) will be articulated during the pendency of the Rezoning Application.

### Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

### Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is within a sub-area of South Cobb County which has aging homes and infrastructure but is an area which is poised for new high-end residential development.

### Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

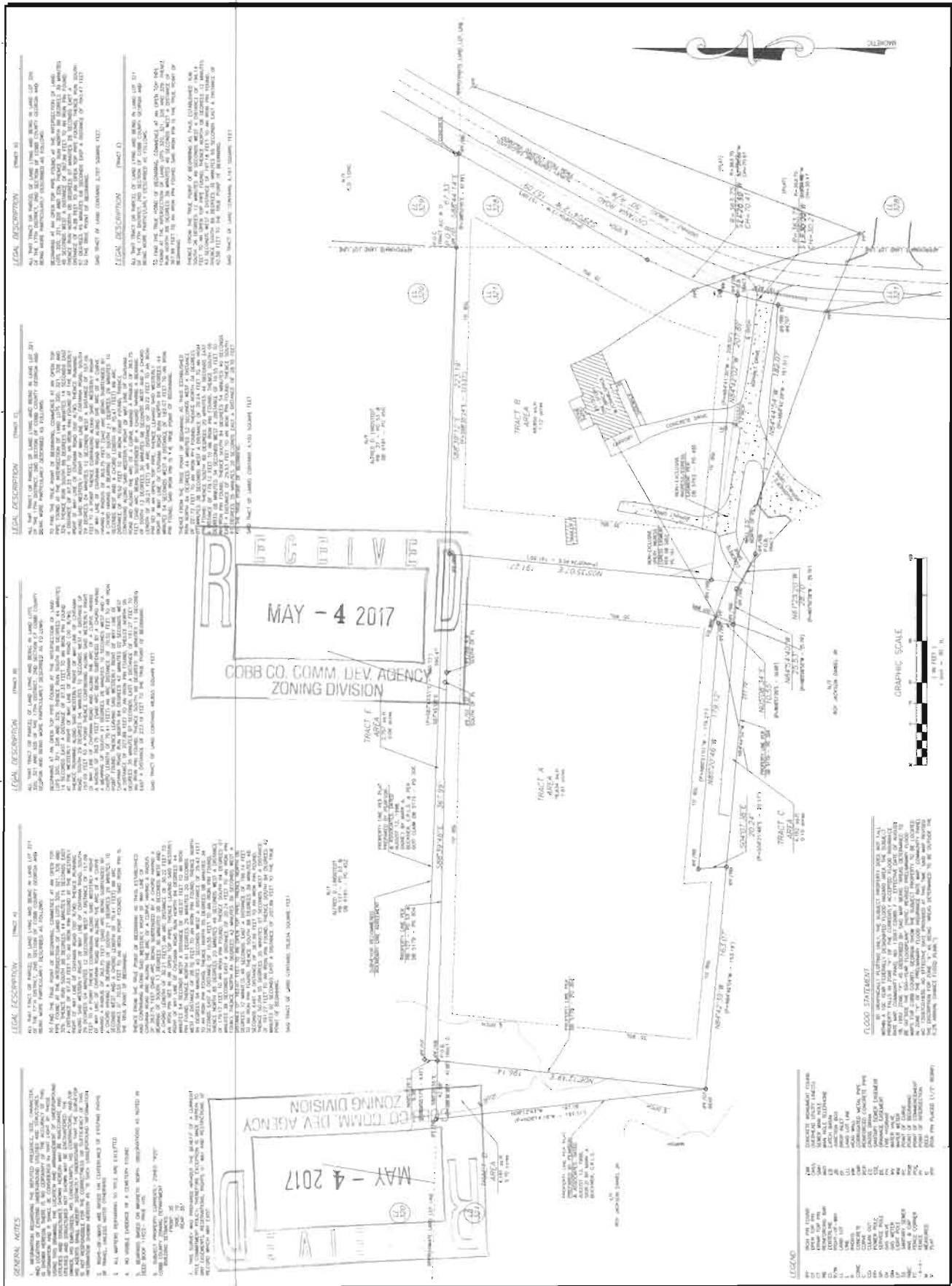
\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

PAUL T. BINIASZ  
SOLAR LAND SURVEYING COMPANY  
P.O. BOX 72393 ATLANTA, GEORGIA 31172-0393  
TELEPHONE (770) 794-9055 FAX (770) 794-9052

DATE: 01/17/2017  
SHEET: 1 OF 20  
PROJECT: COBB COUNTY, GEORGIA  
JOB: 220, 321, 326  
SCALE: 1" = 20'

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, COUNTY AND STATE REQUIREMENTS. I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA, LICENSE NO. 11550.

DATE: 01/17/2017  
BY: [Signature]



**FLOOD STATEMENT**

NO INFORMATION APPEARS ON THE SUBJECT PROPERTY AND NO FLOOD ZONE MAPS OR FLOOD HAZARD MAPS WERE OBTAINED FROM THE COBB COUNTY ENGINEERING DEPARTMENT. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE COBB COUNTY ENGINEERING DEPARTMENT'S FLOOD HAZARD MAPS. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE COBB COUNTY ENGINEERING DEPARTMENT'S FLOOD HAZARD MAPS. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE COBB COUNTY ENGINEERING DEPARTMENT'S FLOOD HAZARD MAPS.

**LEGEND**

1	CONCRETE MONUMENT
2	WOODEN MONUMENT
3	IRON MONUMENT
4	BRASS MONUMENT
5	ALUMINUM MONUMENT
6	STEEL MONUMENT
7	COPPER MONUMENT
8	PLASTIC MONUMENT
9	PAINT MARK
10	IRON PIPE
11	WOODEN PIPE
12	CONCRETE PIPE
13	STEEL PIPE
14	COPPER PIPE
15	PLASTIC PIPE
16	PAINT MARK
17	IRON PIPE
18	WOODEN PIPE
19	CONCRETE PIPE
20	STEEL PIPE
21	COPPER PIPE
22	PLASTIC PIPE
23	PAINT MARK
24	IRON PIPE
25	WOODEN PIPE
26	CONCRETE PIPE
27	STEEL PIPE
28	COPPER PIPE
29	PLASTIC PIPE
30	PAINT MARK



**APPLICANT:** Robert Thompson

**PHONE #:** (404) 518-8464 **EMAIL:** RobbyJThompson@gmail.com

**REPRESENTATIVE:** Bradley Hall

**PHONE #:** (678) 283-7530 **EMAIL:** BHall@HallDesignBuild.com

**TITLEHOLDER:** Home System Solutions, LLC

**PROPERTY LOCATION:** West side of Civitania Road, south of

Cooper Lake Road

(5100 Civitania Road)

**ACCESS TO PROPERTY:** Civitania Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-35

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** R-15

**PROPOSED ZONING:** R-20

**PROPOSED USE:** Single-family Residential

**SIZE OF TRACT:** 3.18 acres

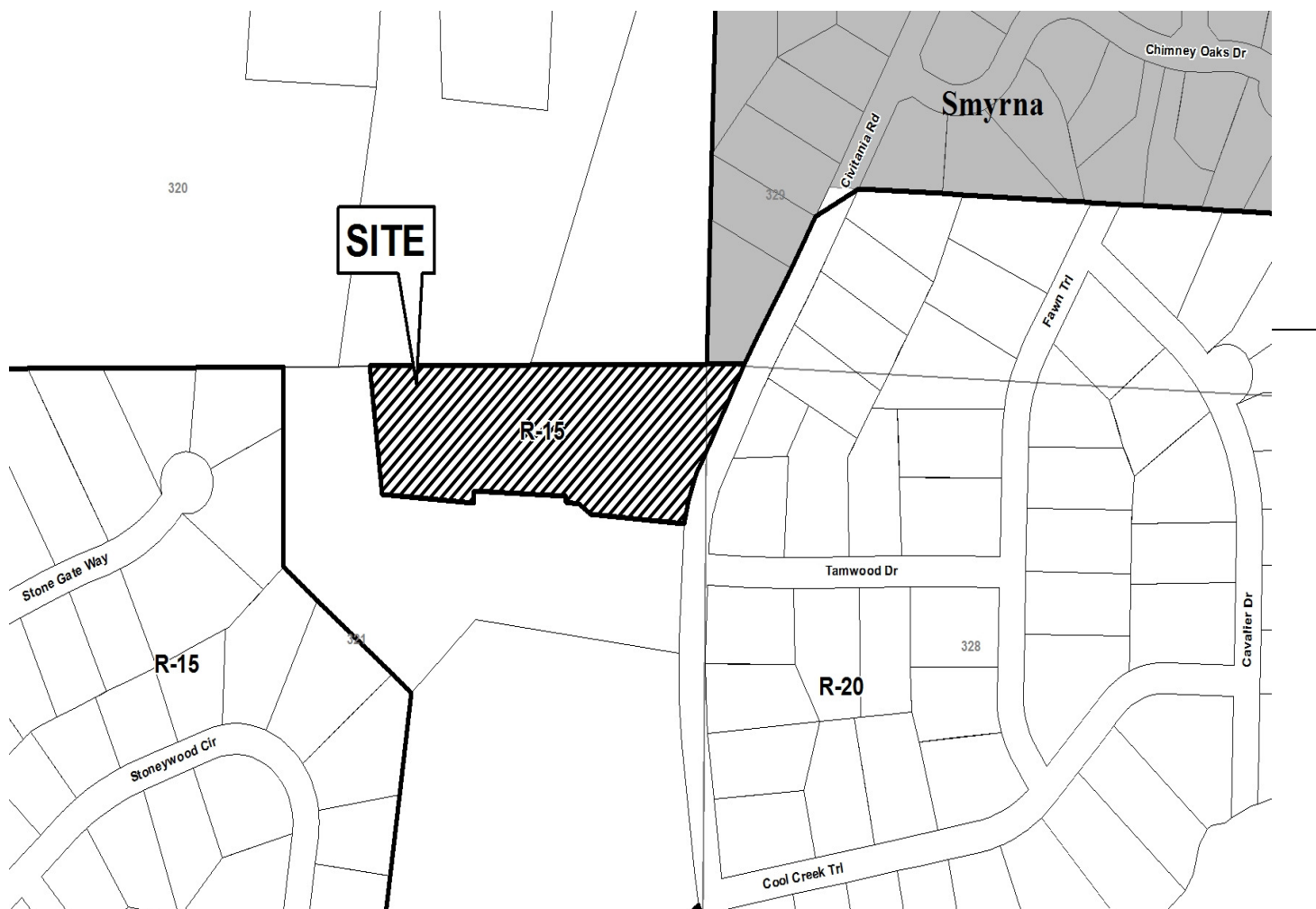
**DISTRICT:** 17

**LAND LOT(S):** 320,321,328

**PARCEL(S):** 59

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





Application No. Z-35  
July 2017

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): Min 1,200 sq ft
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_

\_\_\_\_\_

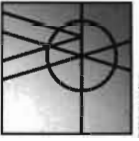
\_\_\_\_\_

- .....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**  
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

No



Z-36  
(2017)



**Williams & Associates**  
ENGINEERING SURVEYING  
LANDSCAPE ARCHITECTURE  
2475 Roswell Ridge Road, Suite 101  
Roswell, GA 30076  
P. 770.210.0000  
F. 770.210.0000

www.gaplaning.com

# THE RETREAT AT KENNESAW

COBB COUNTY, GEORGIA  
HASTAIN ROAD

DATE	REVISIONS
08/04/2017	1
DATE	COMMENT



ALL EXISTING BUILDINGS REMAIN THE SAME. THE EXISTING BUILDINGS ARE NOT TO BE MOVED OR REMOVED. THE EXISTING BUILDINGS ARE TO BE MAINTAINED IN THEIR EXISTING CONDITION. THE EXISTING BUILDINGS ARE TO BE MAINTAINED IN THEIR EXISTING CONDITION. THE EXISTING BUILDINGS ARE TO BE MAINTAINED IN THEIR EXISTING CONDITION.

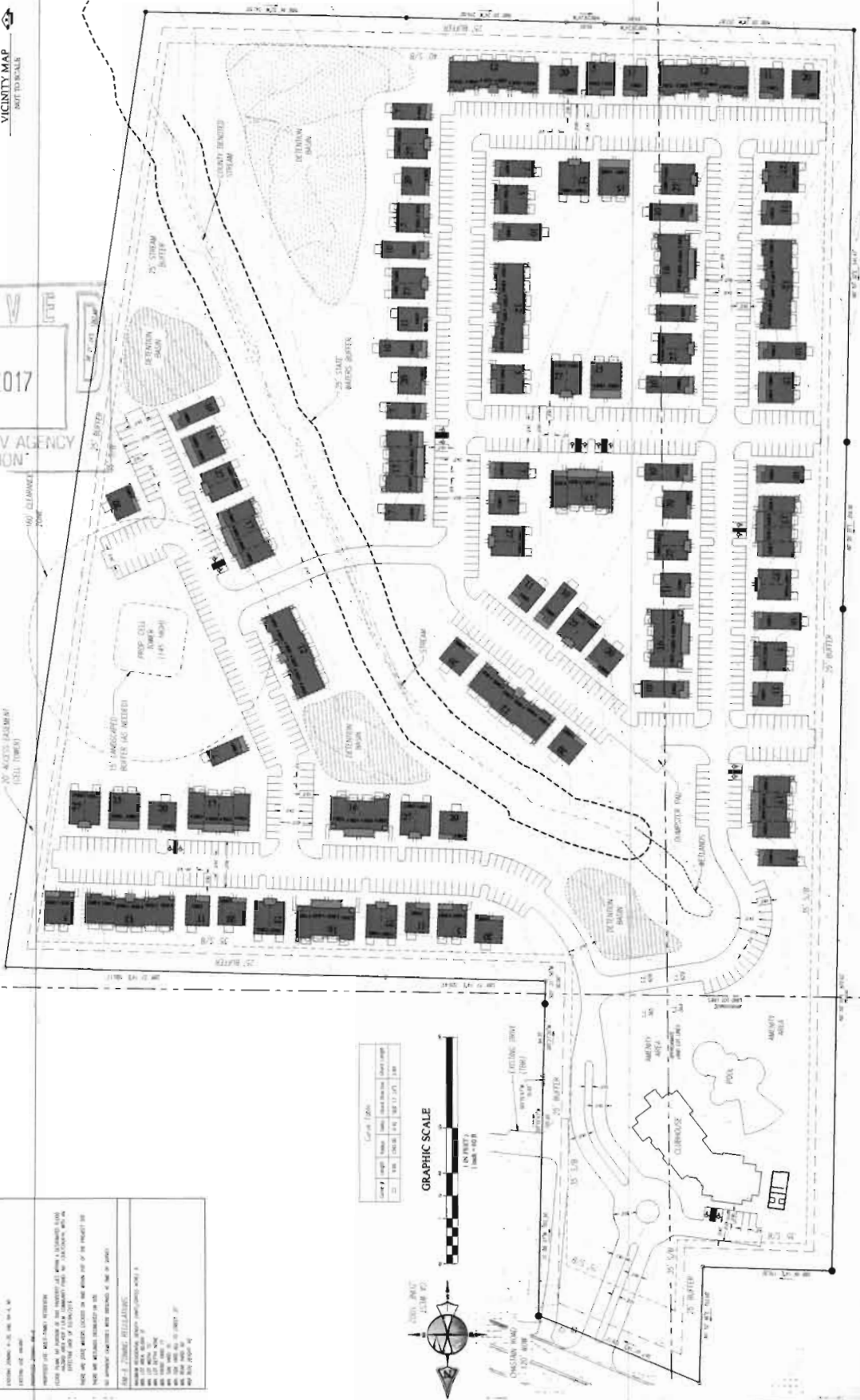
REZONE PLAN  
17088

1



VICINITY MAP  
NOT TO SCALE

RECEIVED  
MAY - 4 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



PROJECT DATA
PROJECT NAME: THE RETREAT AT KENNESAW
PROJECT ADDRESS: 2475 ROSWELL RIDGE ROAD, SUITE 101, ROSWELL, GA 30076
PROJECT OWNER: WILLIAMS & ASSOCIATES
PROJECT ENGINEER: WILLIAMS & ASSOCIATES
PROJECT DATE: 08/04/2017
PROJECT SCALE: 1" = 40' (PLAN)
PROJECT SCALE: 1" = 20' (SECTION)

PROJECT DATA
PROJECT NAME: THE RETREAT AT KENNESAW
PROJECT ADDRESS: 2475 ROSWELL RIDGE ROAD, SUITE 101, ROSWELL, GA 30076
PROJECT OWNER: WILLIAMS & ASSOCIATES
PROJECT ENGINEER: WILLIAMS & ASSOCIATES
PROJECT DATE: 08/04/2017
PROJECT SCALE: 1" = 40' (PLAN)
PROJECT SCALE: 1" = 20' (SECTION)

GRAPHIC SCALE
1" = 40'
1" = 20'



**APPLICANT:** LCD Acquisitions, LLC

**PHONE #:** (706) 543-1910 **EMAIL:**

**REPRESENTATIVE:** John H. Moore

**PHONE #:** (770) 429-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** McCamy Properties, LLC; McCamy Investments, L.P.

**PROPERTY LOCATION:** South side of Chastain Road, east of I-575 and west of Chastain Meadows Parkway

**ACCESS TO PROPERTY:** Chastain Road

**PHYSICAL CHARACTERISTICS TO SITE:**

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-36

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** R-20, RA-4, O&I, NS

**PROPOSED ZONING:** RM-8

**PROPOSED USE:** Student Housing

**SIZE OF TRACT:** 33.06 acres

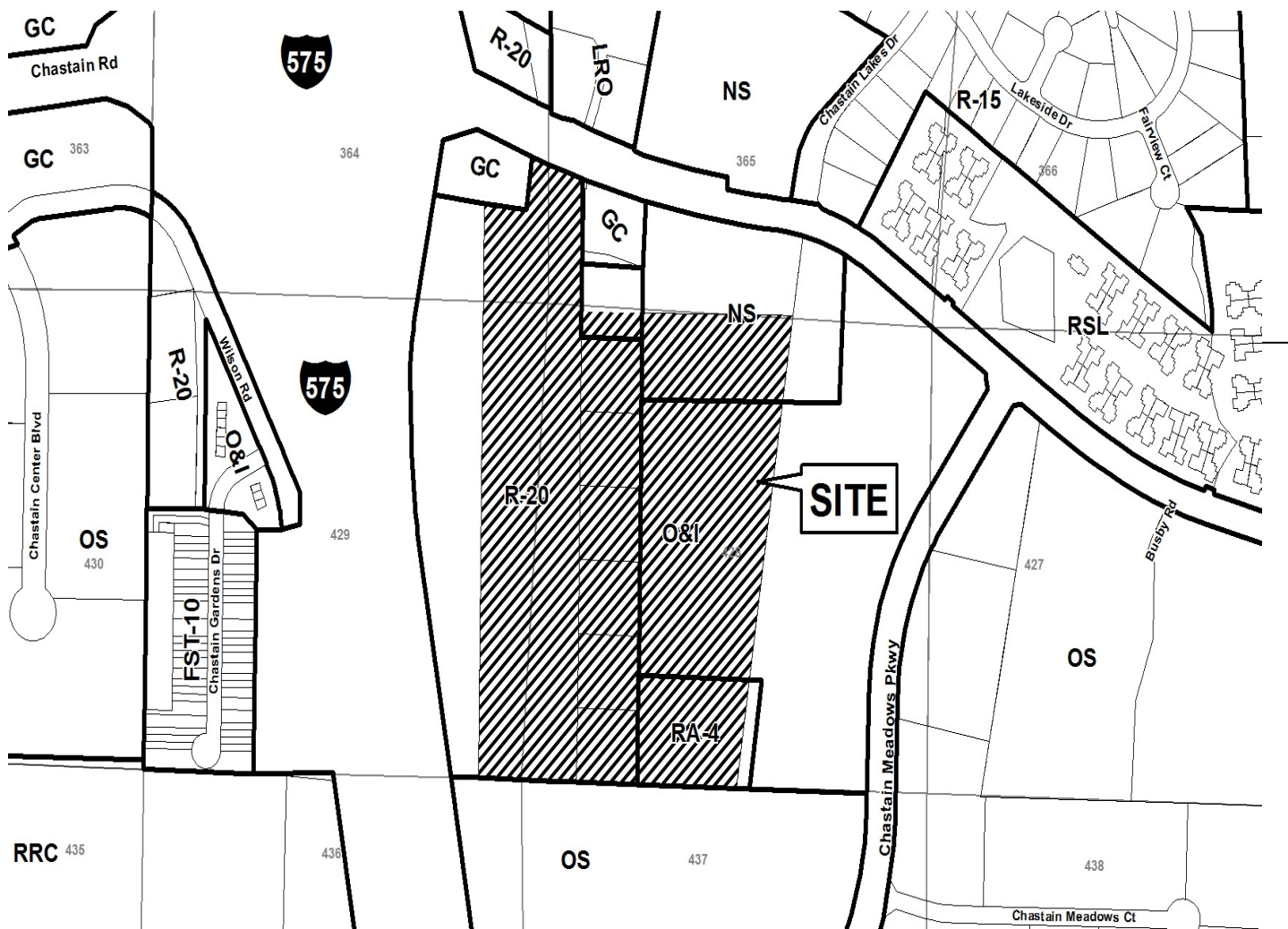
**DISTRICT:** 16

**LAND LOT(S):** 364,365,428,429

**PARCEL(S):** Multiple parcels in Zoning file

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:**



## Summary of Intent for Rezoning\*

.....  
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): See Attached
- b) Proposed building architecture: 1, 2, 4, 6 - Unit Buildings;  
2 - 3 stories; Cottage-style features
- c) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

.....  
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

\_\_\_\_\_

\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Rezoning Plat

# Floyd Road Self Storage

Cobb County, Georgia

Land Lot 849, 19th District, 2nd Section

prepared for:

MK Industries, LLC

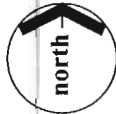
**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cox Plaza  
Bldg. Suite 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



Scale: 1" = 40'  
May 2, 2017



## Site Data

Total Site Area: 4.98 AC

Existing Zoning: PSC

Proposed Zoning: O&I

Building Area Shown: 97,880 SF+

Parking Spaces Shown: 27

O&I Building Setbacks:

front: 40'

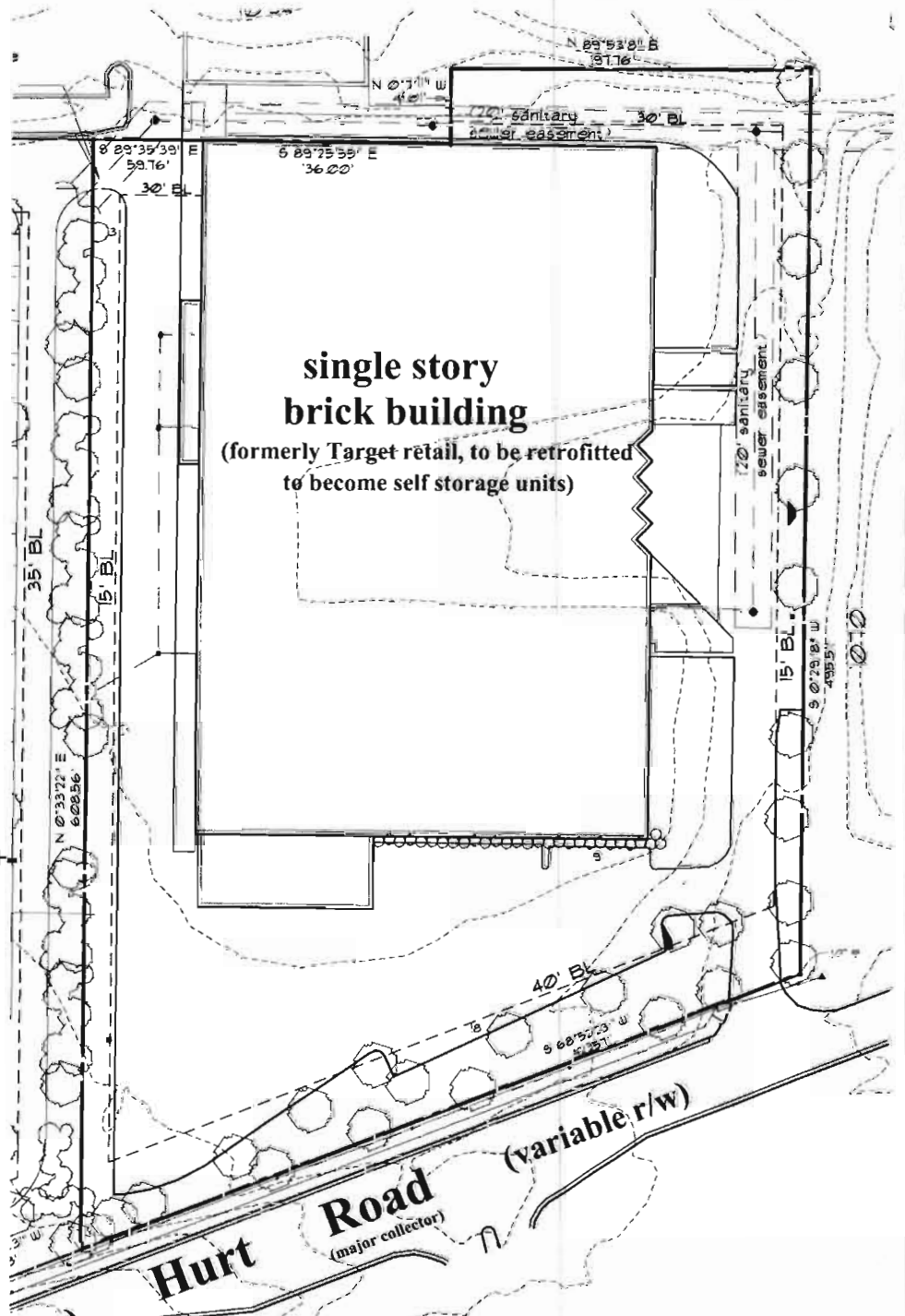
side: 10'

rear: 30'\*

\*concurrent variance required  
from 30' to 0'

### Notes:

1. Boundaries from Meridian Geomatics, dated 2004-12-8
2. Topographic information from Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) 1326100010E, dated August 8, 1992, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archaeological or architectural landmarks are known to exist on site.
7. Utility easements exist as shown.



**APPLICANT:** 3757 Floyd Rd Property, LLC

**PHONE #:** (770) 368-3085 **EMAIL:** pkelly@mki-inc.com

**REPRESENTATIVE:** John H. Moore

**PHONE #:** (770) 429-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** 3757 Floyd Rd Property, LLC

**PROPERTY LOCATION:** North side of Hurt Road, east side of

Floyd Road

(3757 Floyd Road)

**ACCESS TO PROPERTY:** Hurt Road and Floyd Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** Z-37

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** PSC

**PROPOSED ZONING:** O&I

**PROPOSED USE:** Climate-Controlled

Self-Storage Facility

**SIZE OF TRACT:** 4.98 acres

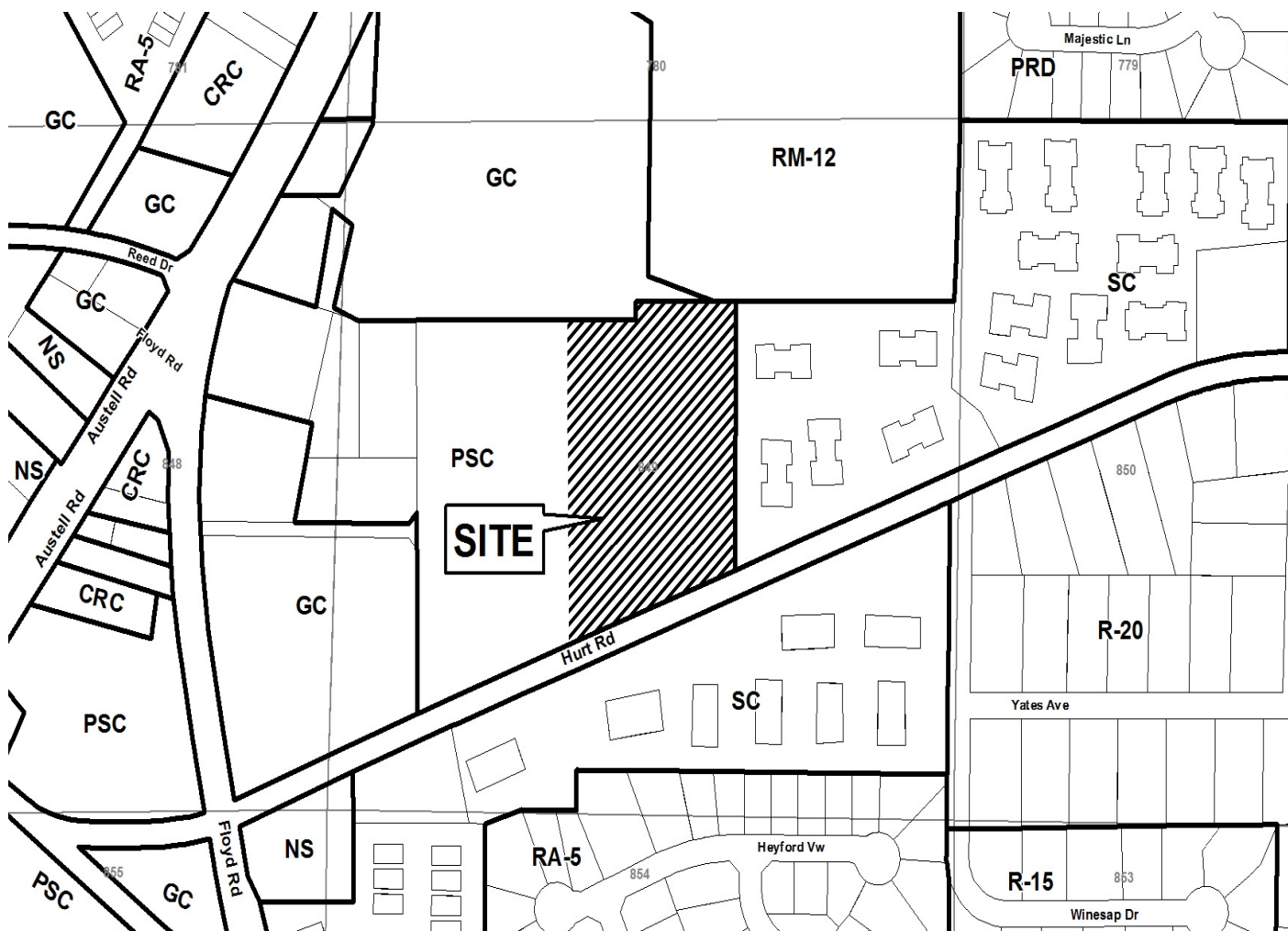
**DISTRICT:** 19

**LAND LOT(S):** 848,849

**PARCEL(S):** 8

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4



## Summary of Intent for Rezoning\*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Climate-Controlled Self-Storage Facility
- b) Proposed building architecture: Renovation of Existing Structure
- c) Proposed hours/days of operation: 9:00 a.m. - 6:00 p.m. - Monday - Friday  
9:00 a.m. - 7:00 p.m. - Saturday & Sunday
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- .....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**  
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

None known at this time.

\_\_\_\_\_

\_\_\_\_\_

**\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.**





APPLICANT: Pebblebrook Development, LLC

PHONE #: (404) 915-0914 EMAIL: mitchnimey@gmail.com

REPRESENTATIVE: J. Kevin Moore

PHONE #: (770) 429-1499 EMAIL: jkm@mijis.com

TITLEHOLDER: Nell Hutcheson; Myrna Joyce Wood Ice and

Paul L. Ice

PROPERTY LOCATION: South side of Old Dallas Road, southwest

of the intersection of Dallas Highway and Old Dallas Road

(2069 and 2089 Old Dallas Road)

ACCESS TO PROPERTY: Old Dallas Road

PHYSICAL CHARACTERISTICS TO SITE: \_\_\_\_\_

\_\_\_\_\_

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-38

HEARING DATE (PC): 07-06-17

HEARING DATE (BOC): 07-18-17

PRESENT ZONING: R-80

PROPOSED ZONING: R-20

PROPOSED USE: Single-family Residential

SIZE OF TRACT: 6.65 acres

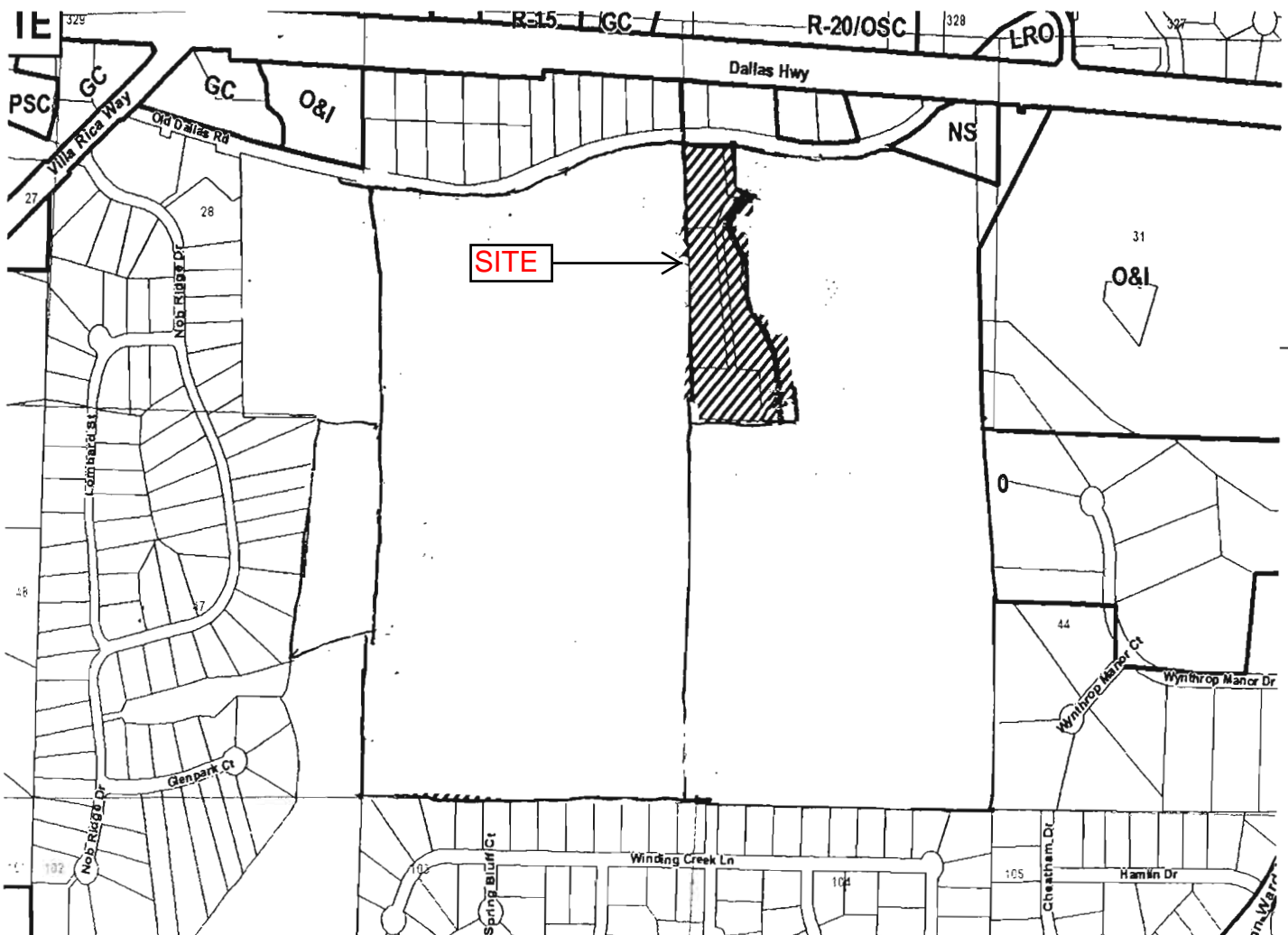
DISTRICT: 19

LAND LOT(S): 30

PARCEL(S): 4,14,15,22

TAXES: PAID X DUE \_\_\_\_\_

COMMISSION DISTRICT: 1







Application No. z- 38  
Hearing Dates: 07/06/2017 (2017)  
07/18/2017

## Summary of Intent for Rezoning\*

### Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,800 - 4,000 square feet, and greater
- b) Proposed building architecture: Brick, Stacked Stone, Cedar, Hardi-Plank, Cementitious Siding, or combinations thereof
- c) List all requested variances: None known at this time

### Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

### Part 3. Other Pertinent Information (List or attach additional information if needed)

### Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

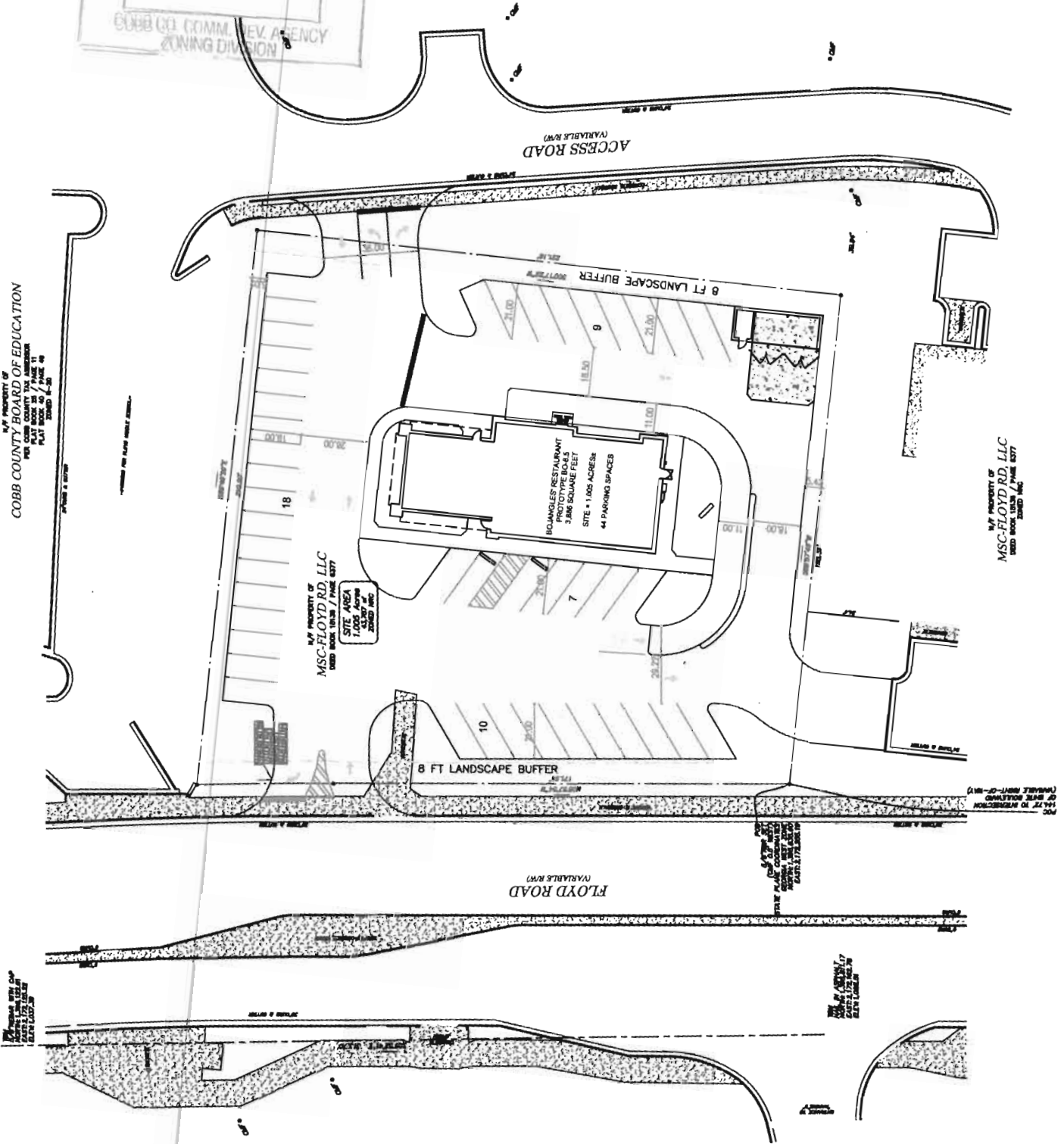
None known at this time

\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

Z-39  
(2017)

RECEIVED  
MAY - 4 2017  
CUBA COMM. DEV. AGENCY  
ZONING DIVISION

COBB COUNTY BOARD OF EDUCATION  
IN THE PROPERTY OF  
PER CENS COUNTY TAX ASSESSOR  
PLAY BOOK 25 / PAGE 11  
PLAY BOOK 40 / PAGE 48  
BOOK 40-20  
BOOK 40-20



W/IT PROPERTY OF  
MSC-FLOYD RD, LLC  
DEED BOOK 18138 / PAGE 6377  
ZONED MGC

FOC  
14472 TO BUREAU  
OF BUREAU  
(UNCLASSIFIED-NOI)

**APPLICANT:** Palmetto Mableton-Floyd Rd, LLC

**PHONE #:** (229) 226-1177 **EMAIL:** austin@palmettocapitalgroup.com

**REPRESENTATIVE:** Austin Cox

**PHONE #:** (434) 996-3349 **EMAIL:** austin@palmettocapitalgroup.com

**TITLEHOLDER:** MSC-Floyd Rd, LLC

**PROPERTY LOCATION:** East side of Floyd Road, north of

Nickajack Road

(4835 Floyd Road)

**ACCESS TO PROPERTY:** Floyd Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-39

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** NRC/with Stipulations

**PROPOSED ZONING:** NRC/with Stipulations

**PROPOSED USE:** Restaurant with Drive-thru

**SIZE OF TRACT:** 1.12 acres

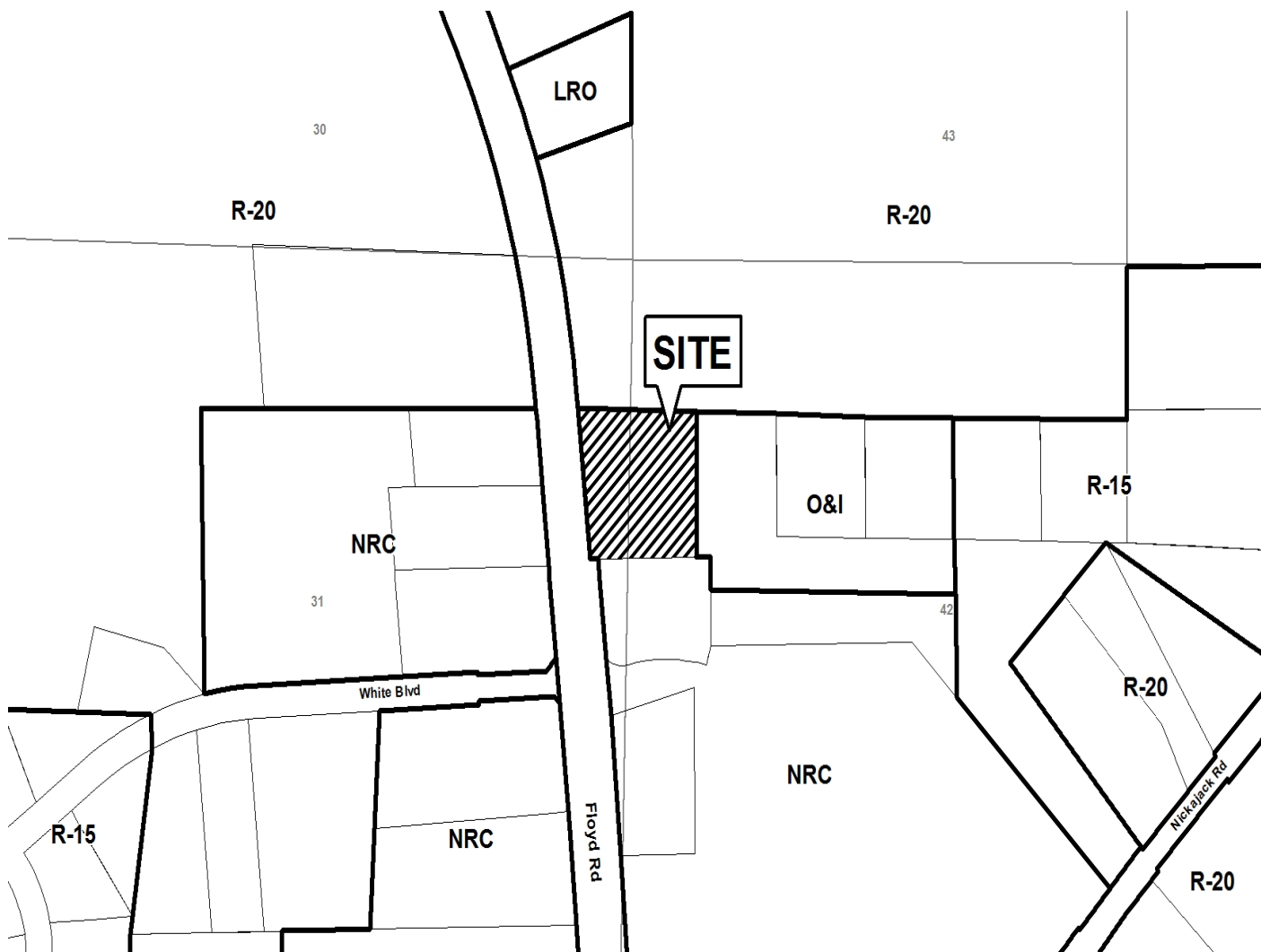
**DISTRICT:** 17

**LAND LOT(S):** 31,42

**PARCEL(S):** 9

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4





Application No. z- 39  
(2017)

Hearing Dates: 07/06/2017  
07/18/2017

## Summary of Intent for Rezoning\*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): 3886 SF
- b) Proposed building architecture: BOJANGLES RESTAURANT PROTOTYPE
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): NRC - RESTAURANT w/ DRIVE-THRU
- b) Proposed building architecture: BOJANGLES PROTOTYPE ARCHITECTURE
- c) Proposed hours/days of operation: 5:30 AM - 10 PM
- d) List all requested variances: NONE  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

NONE  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NONE  
\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

SLUP-5  
(2017)

# ATTIC PARKWAY STORAGE

CONCEPT PLAN

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

4317 Park Drive, Suite 400  
Norcross, Georgia 30092  
Phone: (770) 448-8799  
Fax: (770) 448-8799  
C/O: 4317 Park Drive, Suite 400  
Norcross, Georgia 30092  
Phone: (770) 448-8799  
Fax: (770) 448-8799



Sheet No. 1 of 1  
Date: 04/20/2017  
Project: ATTIC PARKWAY STORAGE  
City: ATLANTA, GA  
County: DEKALB  
Scale: 1" = 20'



OWNER/DEVELOPER  
**STEIN INVESTMENT GROUP**  
5607 GLENWOOD DR STE 300  
ATLANTA, GA 30342  
Phone: (770) 448-8799  
Fax: (770) 448-8799  
TAX PARCEL ID: 2000000000

**SITE AREA:**  
CURRENT PARCELS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092

**APPLICANT:** Stein Investment Company

**PHONE #:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**REPRESENTATIVE:** James A. Balli

**PHONE #:** (770) 422-7016 **EMAIL:** jballi@slhb-law.com

**TITLEHOLDER:** Attic Self Storage, Inc.; Attic III Carwash, LLC

**PROPERTY LOCATION:** Southwest corner of Cobb Parkway  
and Attic Parkway, northwest of Old 41 Highway  
(2070 and 2095 Attic Parkway)

**ACCESS TO PROPERTY:** Cobb Parkway

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** SLUP-5

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** GC

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Climate Controlled  
Self-Storage

**SIZE OF TRACT:** 2.0450 acres

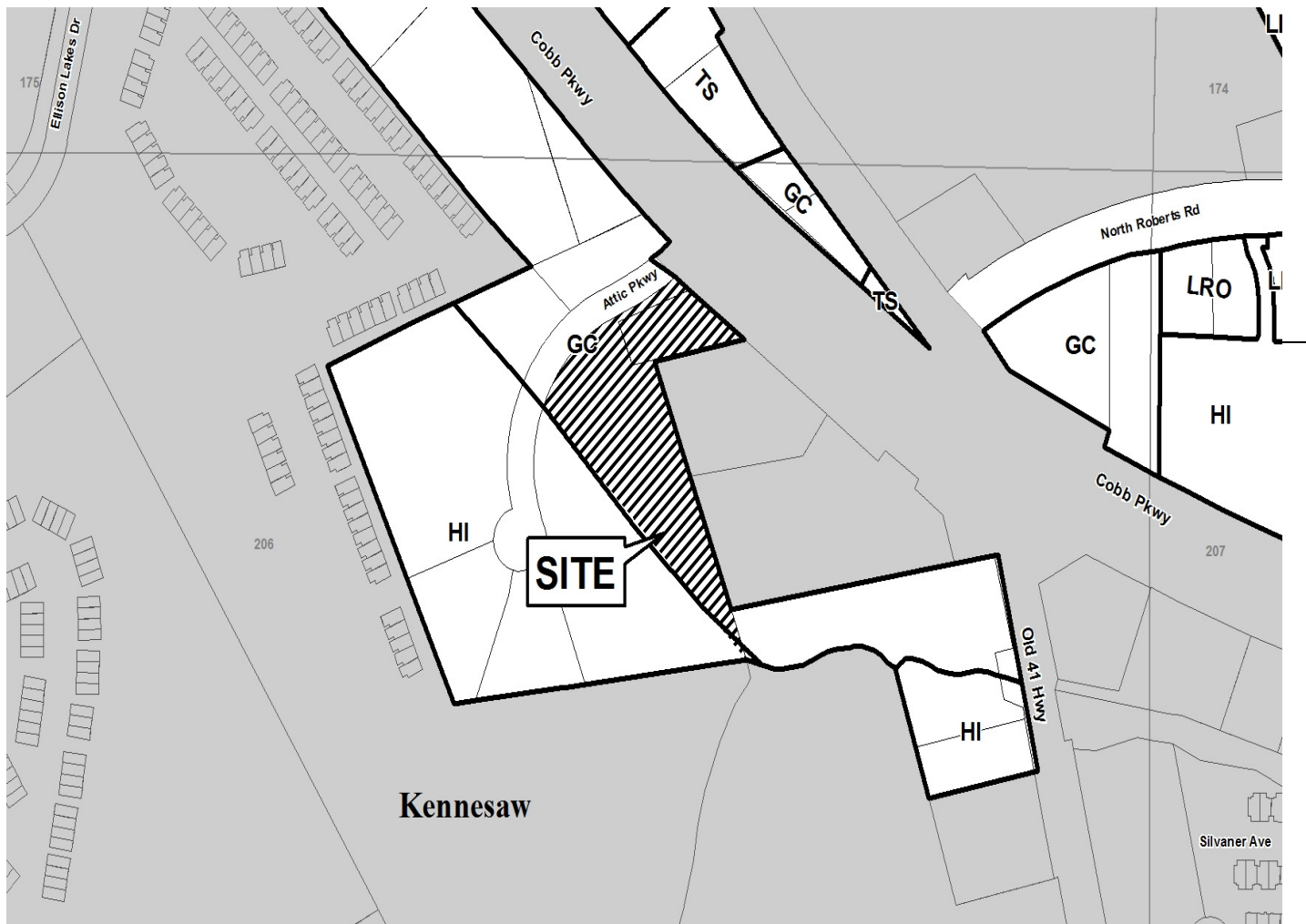
**DISTRICT:** 20

**LAND LOT(S):** 206

**PARCEL(S):** 26,174

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1



# Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

Application No. SLUP-5

PC Hearing Date: 7-6-17

BOC Hearing Date: 7-18-17

**Applicant** Stein Investment Company **Phone #** See Representative.  
(applicant's name printed)

**Address** See Representative. **E-mail** See Representative.

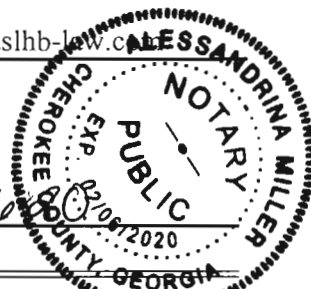
James A. Balli, Esq. **Address** 376 Powder Springs St., Ste 100, Marietta, GA 30064  
(representative's name, printed)

[Signature] **Phone #** 770.422.7016 **E-mail** jballi@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: 2-6-2020



**Titleholder** Attic Self Storage, Inc, and Attic III Carwash, LLC **Phone #** See Representative. **E-mail** See Representative.  
(titleholder's name, printed)  
See attached Exhibit "A"

**Signature** for signatures **Address** See Representative.  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: \_\_\_\_\_

**Present Zoning** GC **Size of Tract** 2.0450 **Acre(s)**

**For the Purpose of** Climate Controlled Self Storage

**Location** 2095 Attic Pkwy and 2070 Attic Pkwy  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s)** 206 **District(s)** 20th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.  
to the best of my knowledge,  
information and belief.

[Signature]  
(applicant's signature)  
James A. Balli, Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.  
to the best of my knowledge,  
information and belief.

[Signature]  
(applicant's signature)  
James A. Balli, Attorney for Applicant

**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR  
SPECIAL LAND USE PERMIT**



Application No.: SLUP- 5 (2017)  
Hearing Dates: July 6, 2017  
July 18, 2017

Applicant: Stein Investment Company  
Titleholder: Attic Self Storage, Inc.

Attic Self Storage, Inc.

By: \_\_\_\_\_

*Paul E. Lee*

Title: Authorized Agent

Printed Name: Paul E. Lee

Date Executed: 4/18/2017

Signed, sealed, and delivered in the presence of:

*Georgia Lancaster*

Notary Public

Commission Expires: 11/13/2017





**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR  
SPECIAL LAND USE PERMIT**



Application No.: SLUP- 5 (2017)  
Hearing Dates: July 6, 2017  
July 18, 2017

Applicant: Stein Investment Company  
Titleholder: Attic III Carwash, LLC

Attic III Carwash, LLC

By: Paul E. Lee

Title: Authorized Agent

Printed Name: Paul E. Lee

Date Executed: 4/18/2017

Signed, sealed, and delivered in the presence of:

Georgia Lancaster  
Notary Public  
Commission Expires: 11/13/2017



SLUP-6  
(2017)

# WINDY HILL SELF STORAGE

CONCEPT PLAN

NO.	DATE	DESCRIPTION	BY
1	11/17/2017	CONCEPT PLAN	WINDY HILL SELF STORAGE

4327 Park Drive, Suite 100  
Riverside, California 92504  
Phone: (714) 791-7911  
Fax: (714) 791-7911  
www.windyhillselfstorage.com



DATE: 11/17/2017	BY: WINDY HILL SELF STORAGE
SCALE: 1" = 50'	PROJECT: WINDY HILL SELF STORAGE
NO. 1 OF 1	

DEVELOPER  
**WINDY HILL SELF STORAGE, LLC**

## BUILDING SUMMARY:

PHASE 1 NEW BUILDING  
10,000 SQ. FT.  
PHASE 2 NEW BUILDING  
10,000 SQ. FT.

## PARKING SUMMARY:

REGULAR PARKING  
PHASE 1: 10 SPACES  
PHASE 2: 10 SPACES  
TOTAL: 20 SPACES

TAX PARCEL ID: 1708750000

## SITE ADDRESS:

1701 CLARK DR

## SITE AREA:

EXISTING: 1.5 ACRES  
PROPOSED: 1.5 ACRES

## EXISTING SITE ZONING: OBI & TS

PROPOSED SITE ZONING: RRC

## FLOOR AREA RATIO

MAX. FLOOR AREA: 10,000 SQ. FT.

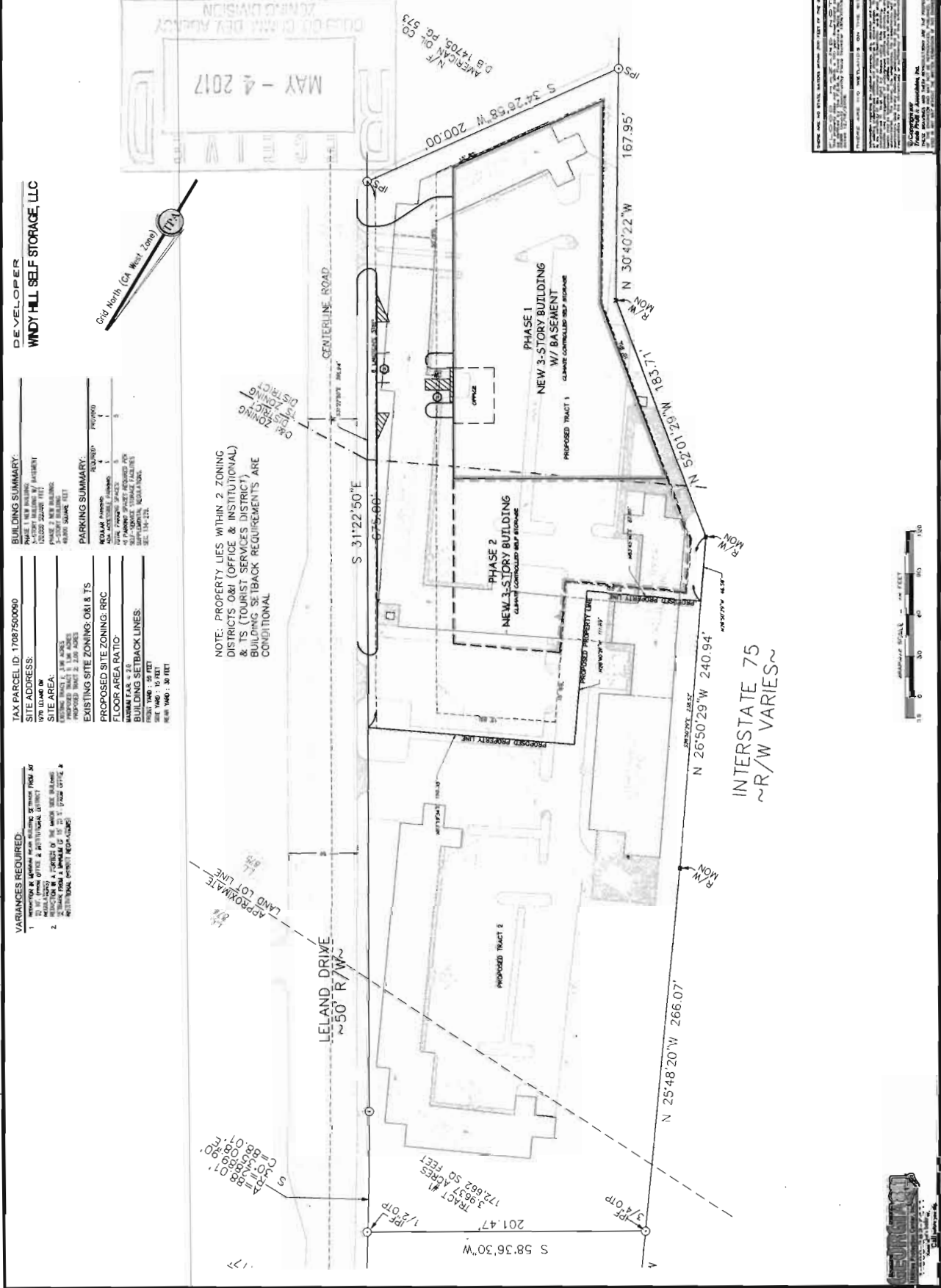
## BUILDING SETBACK LINES:

FRONT YARD: 50 FEET  
SIDE YARD: 10 FEET  
REAR YARD: 30 FEET

NOTE: PROPERTY LIES WITHIN 2 ZONING DISTRICTS OBI (OFFICE & INSTITUTIONAL) & TS (TOURIST SERVICES DISTRICT) BUILDING SETBACK REQUIREMENTS ARE CONDITIONAL

## VARIANCES REQUIRED:

1. VARIANCE TO BUILDING SETBACK REQUIREMENTS FROM 50' TO 10' FRONT YARD & INSTITUTIONAL DISTRICT
2. VARIANCE TO FLOOR AREA RATIO OF 1.5 ACRES TO 1.5 ACRES FROM 1.5 ACRES TO 1.5 ACRES



**APPLICANT:** Windy Hill Self Storage, LLC

**PHONE #:** (678) 713-1257 **EMAIL:** mcooke@mtc-corp.net

**REPRESENTATIVE:** Garvis L. Sams, Jr.

**PHONE #:** (770) 422-7016 **EMAIL:** gsams@slhb-law.com

**TITLEHOLDER:** Unique Hotel, LLC

**PROPERTY LOCATION:** West side of Leland Drive, east side  
of I-75, north of Windy Hill Road

**ACCESS TO PROPERTY:** Leland Drive

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** SLUP-6

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** O&I and TS

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Climate-Controlled  
Self-Service Storage Facility

**SIZE OF TRACT:** 3.96 acres

**DISTRICT:** 17

**LAND LOT(S):** 874,875

**PARCEL(S):** 9

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2



# Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

Application No. SLUP - 6

PC Hearing Date: 7/6/17

BOC Hearing Date: 7/18/17

Applicant Windy Hill Self Storage, LLC Phone # 678 713-1257  
(applicant's name printed)

Address 2030 Powers Ferry Rd., Suite 370, Atlanta, GA 30339 E-mail mcooke@mtc-corp.net

Garvis L. Sams, Jr.  
Sams, Larkin, Huff & Balli, LLP Address 376 Powder Springs St., Suite 100, Marietta, GA 30064

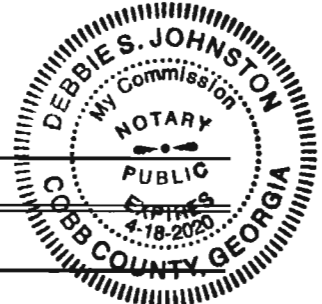
(representative's name, printed)

[Signature] Phone # 770 422-7016 E-mail gsams@slhb-law.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



Titleholder Unique Hotel, LLC Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
(titleholder's name, printed)

2767 Windy Hill Road

Signature SEE ATTACHED Address Marietta, GA 30067  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning O&I & TS Size of Tract 3.96 Acre(s)

For the Purpose of Climate Control Self Service Storage Facility ("CCSSSF")

Location The north side of I-75 and the south side of Leland Drive.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 874 & 875 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

[Signature]  
Garvis L. Sams, Jr., attorney for (applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

[Signature]  
Garvis L. Sams, Jr., attorney for (applicant's signature)

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 6  
Hearing Dates:  
Planning Commission: 07/06/2017  
Board of Commissioners: 07/18/17



Applicant: Windy Hill Self Storage, LLC  
Titleholder: Unique Hotel, LLC

I hereby authorize the use of a photocopy of this Attachment to Application for Special Land Use Permit, in lieu of the original copy executed by me, for the purpose of filing an Application for Special Land Use Permit on the property described in said Application.

UNIQUE HOTEL, LLC

By: *Surya Momaya*

2767 Windy Hill Road  
Marietta, GA 30067

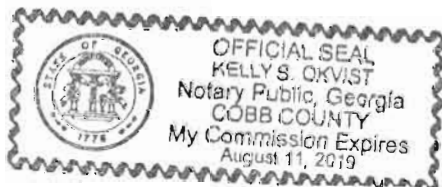
Telephone No.: (678) 313-1295

Signed, sealed and delivered  
in the presence of:

*Kelly S. Okvist*  
Notary Public

Commission Expires: August 11, 2019

(Notary Seal)



Rezoning Plat

# Floyd Road Self Storage

Cobb County, Georgia  
Land Lot 849, 19th District, 2nd Section

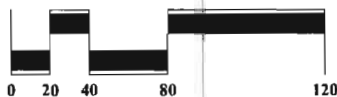
prepared for:

MK Industries, LLC

**DGM**  
LAND PLANNING  
CONSULTANTS



975 Cobb Place  
Bldg Suite 212  
KENNESAW  
GA 30144  
770 514-9006  
FAX 514-9491



Scale: 1" = 40'  
May 2, 2017



## Site Data

Total Site Area: 4.98 AC

Existing Zoning: PSC

Proposed Zoning: O&I

Building Area Shown: 97,880 SF+

Parking Spaces Shown: 27

O&I Building Setbacks:

front: 40'

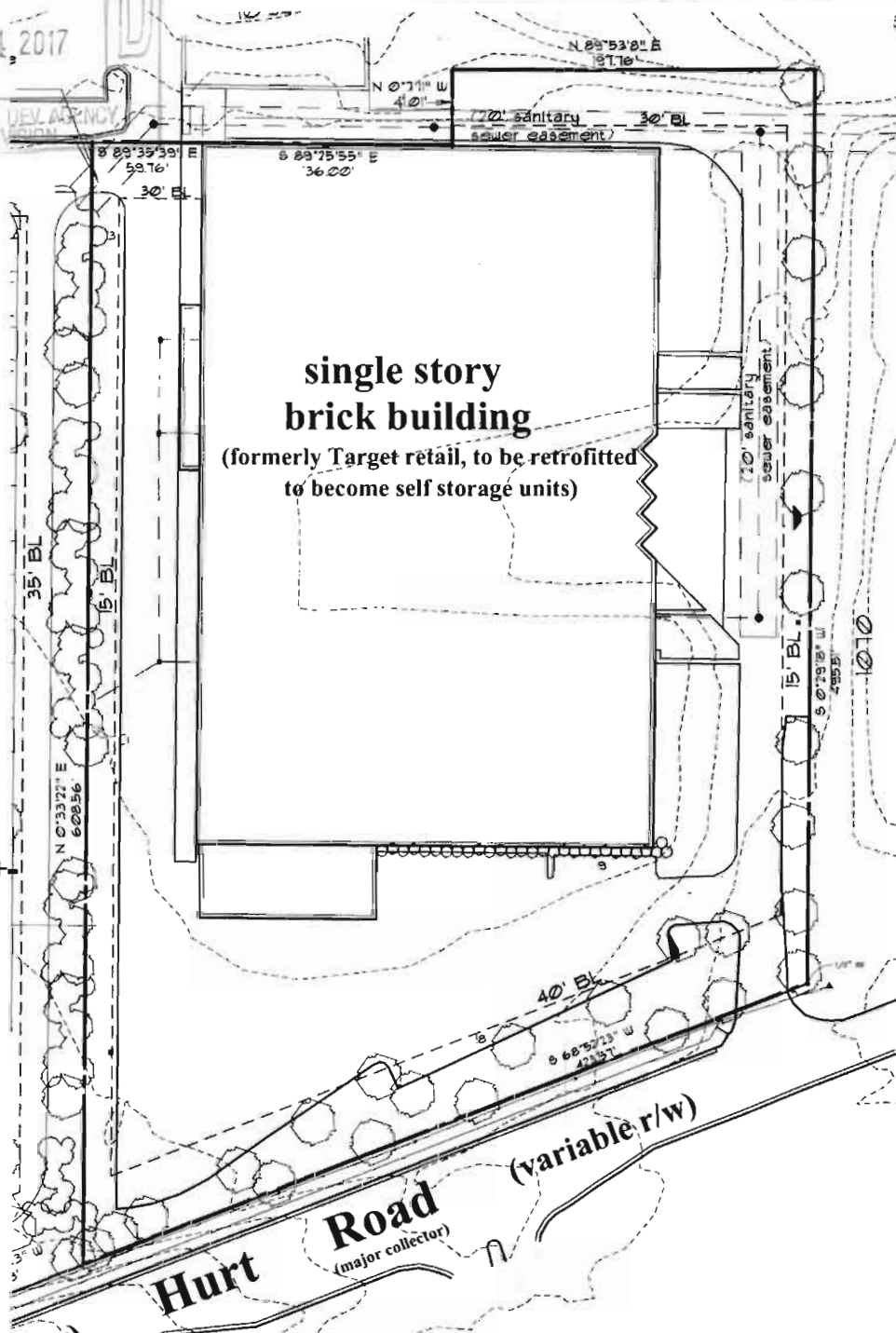
side: 10'

rear: 30'\*

\*concurrent variance required  
from 30' to 0'

### Notes:

1. Boundary from Meridian Geomatics, dated 2004-12-8
2. Topographic information from Cobb County GIS
3. According to Flood Insurance Rate Map (FIRM) 1306-100012E, dated August 18, 1992, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist as shown.



**APPLICANT:** 3757 Floyd Rd Property, LLC

**PHONE #:** (770) 368-3085 **EMAIL:**

**REPRESENTATIVE:** John H. Moore

**PHONE #:** (770) 429-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** 3757 Floyd Rd Property, LLC

**PROPERTY LOCATION:** North side of Hurt Road, east side of  
Floyd Road

(3757 Floyd Road)

**ACCESS TO PROPERTY:** Hurt Road and Floyd Road

**PHYSICAL CHARACTERISTICS TO SITE:**

#### CONTIGUOUS ZONING/DEVELOPMENT

**PETITION NO:** SLUP-7

**HEARING DATE (PC):** 07-06-17

**HEARING DATE (BOC):** 07-18-17

**PRESENT ZONING:** PSC

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Climate-Controlled  
Self-Service Storage Facility

**SIZE OF TRACT:** 4.98 acres

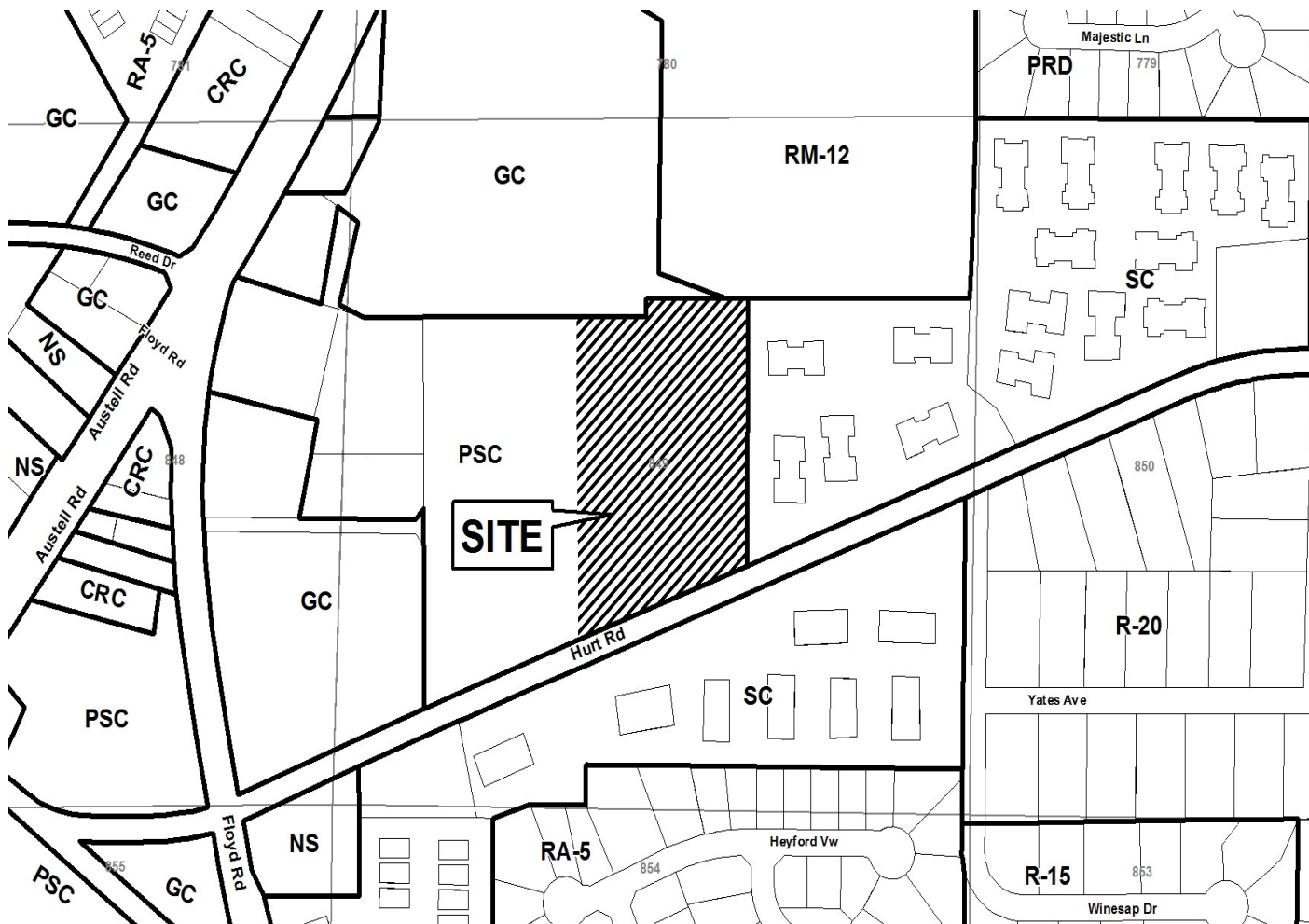
**DISTRICT:** 19

**LAND LOT(S):** 848,849

**PARCEL(S):** 8

**TAXES: PAID** X **DUE**

**COMMISSION DISTRICT:** 4



# Application for Special Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



Application No. SLUP-7 (2017)

PC Hearing Date: 07/06/2017

BOC Hearing Date: 07/18/2017

Applicant 3757 Floyd Rd Property, LLC Phone # (770) 368-3085  
(applicant's name printed)

Address 6685 Peachtree Industrial Boulevard  
Doraville, GA 30360 E-mail pkelly@mki-inc.com

Moore Ingram Johnson & Steele, LLP Emerson Overlook, 326 Roswell Street  
John H. Moore Address Marietta, GA 30060  
(representative's name, printed)

BY: [Signature] Phone # (770) 429-1499 E-mail jmoore@mjs.com  
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

Carolyn E. Cook

Notary Public

My commission expires: January 10, 2019



Titleholder 3757 Floyd Rd Property, LLC Phone # (770) 368-3085 E-mail pkelly@mki-inc.com  
(titleholder's name, printed)

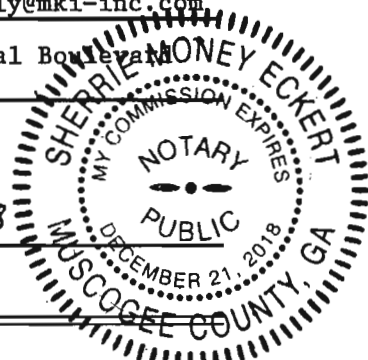
Signature BY: [Signature] Address 6685 Peachtree Industrial Boulevard  
(attach additional signature, if needed) Doraville, GA 30360  
Patrick Kelly, Managing Member

Signed, sealed and delivered in presence of:

Sherrill Money Eckert

Notary Public

My commission expires: 12-21-18



Present Zoning PSC Size of Tract 4.98± Acre(s)

For the Purpose of Climate-Controlled Self-Storage Facility

Location Easterly side of Floyd Road; Northwestern side of Hurt Road  
(street address, if applicable; nearest intersection, etc.) (3757 Floyd Road)

Land Lot(s) 849 District(s) 19th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.  
to the best of our knowledge,  
information, and belief.

3757 FLOYD RD PROPERTY, LLC

BY: [Signature]

(applicant's signature)

Patrick Kelly, Managing Member

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is not~~ is not such a cemetery. If any exist, provide documentation with this application.  
to the best of our knowledge,  
information, and belief.

3757 FLOYD RD PROPERTY, LLC

BY: [Signature]

(applicant's signature)

Patrick Kelly, Managing Member